

IN RE: PETITION FOR VARIANCE	* BEFORE THE
E/S Dorchester Avenue, 65'S of	* DEPUTY ZONING COMMISSIONER
the c/l of St. Mary's Street	* OF BALTIMORE COUNTY
(1203 Dorchester Avenue)	* Case No. 96-127-A
1st Election District	
1st Councilmanic District	
Robert H. Wolf, Sr., et ux	
Petitioners * * * * *	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 1203 Dorchester Avenue, located in the vicinity of Ingleside Avenue in Catonsville. The Petition was filed by the owners of the property, Robert H. Wolf, Sr. and his wife, Janet L. Wolf. The Petitioners seek relief from Section 415.A.1A & B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (20-foot trailer) to be stored in the front yard in lieu of the required rear or side yards. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert and Janet Wolf, property owners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 5,000 sq.ft., zoned D.R. 5.5 and is improved with a single family dwelling. Also on the property is a driveway and adjacent parking pad on which the subject recreational trailer is parked. The Petitioners filed the instant Petition in response to a zoning violation notice they received concerning the recreational vehicle being parked in the front yard. Testimony indicated that due to the narrow width of the property, which is only 40 feet wide, the Petitioners are unable to utilize their rear or side yards to store the subject trailer. Thus, the requested vari-

ORDER RECEIVED FOR FILING

Date

By

11/24/95
[Signature]

2025 RELEASE UNDER E.O. 14176

ance is necessary. Further testimony revealed that the Petitioners have stored this vehicle in their front yard for the past 4 years without prior complaint. In support of their request, the Petitioners submitted a Petition signed by all of their immediate neighbors indicating they have no objections to the trailer being parked in the front yard.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

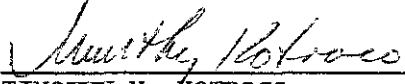
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the require-

ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of November, 1995 that the Petition for Variance seeking relief from Section 415.A.1A & B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (20-foot trailer) to be stored in the front yard in lieu of the required rear or side yards, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the 20-foot recreational vehicle (trailer) the Petitioners currently own. The Petitioners are prohibited from storing a recreational vehicle larger than the one granted herein, without another public hearing to determine the appropriateness of same.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/24/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 24, 1995

Mr. & Mrs. Robert H. Wolf, Sr.
1203 Dorchester Avenue
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
E/S Dorchester Avenue, 65'S of the c/l of St. Mary's Street
(1203 Dorchester Avenue)
1st Election District - 1st Councilmanic District
Robert H. Wolf, Sr., et ux - Petitioners
Case No. 96-127-A

Dear Mr. & Mrs. Wolf:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1703 DORCHESTER AVE

which is presently zoned

DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415A.1.A&B; 8C2R, to permit A RECREATIONAL TRAILER TO BE PARKED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR OR SIDE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1) TRAILER CAN'T BE PUT IN REAR OF HOUSE
- 2) TRAILER CAN'T BE PUT ON SIDIS RIGHT OR LEFT OF HOUSE
- 3) TRAILER CAN'T BE PARKED AT NO OTHER LOCATION

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

MR. ROBERT H. WOLF SR.
(Type or Print Name)

Robert H Wolf Sr.
Signature

MRS JANET L WOLF
(Type or Print Name)

Mrs Janet L Wolf
Signature

1703 DORCHESTER AVE 747-8305
Address Phone No

BALTO MD 21207
City State Zipcode
Name, Address and phone number of representative to be contacted.

ROBERT WOLF
Name
Same.
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JW DATE 9-19-95

Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

124

ZONING DESCRIPTION

96-127-A

Zoning Description for 1203 Dorchester Avenue, Baltimore County, Maryland 21207

Beginning at a point on the East side of Dorchester Avenue which is 40'0" wide at the distance of 65'0" South of the centerline of the nearest improved intersecting street St. Mary's Street, which is 40'0" wide. Being Lots #3 and #4, Block 3, Section # 3 in the subdivision of Catonsville Manor as recorded in Baltimore county Plat Book # 6, Folio # 109, containing 5,000 square feet. Also known as 1203 Dorchester Avenue and located in this 1 Election District, C-1 Councilmanic District.

124

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-127-A

District 1st

Date of Posting 10/13/95

Posted for: Vanilla

Petitioner: Robert & Janet Wolf

Location of property: 1203 Dorchester Ave

Location of Sign: Fairing road way on property being zoned

Remarks: _____

Posted by W. Stealy

Signature

Date of return: 10/20/95

Number of Signs: 1

MICROFILM



124

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-127

DATE 9-19-95 ACCOUNT R001-6150

AMOUNT \$ 85.00

RECEIVED FROM: ROBERT WOLF 1203 Dorchester
Ave

FOR: VAR. (010) 50.00
POSTAGE (080) 35.00

03A0340274 MICHAEL
BA 00081474MD9-19-95

85.00
\$85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

JCW

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-127-A
(Item 124)
1203 Dorchester Avenue
E/S Dorchester Avenue, 65' S
of c/St. Mary's Street
1st Election District
1st Councilmanic

Legal Owner(s):
Robert H. Wolf, Sr. and Janet
L. Wolf

Hearing: Monday, October 30,
1995 at 2:00 p.m. in Rm. 118,
Old Courthouse.

Variance to permit a recreational trailer to be parked in the front yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) or information concerning
the File and/or Hearing.
Please Call 887-3391.

10/156 Oct 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/13, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/12, 1995.

THE JEFFERSONIAN,

A. Henrichsen

LEGAL AD. - TOWSON

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 124

Petitioner: ROBERT H. WOLF SR.

Location: 1203 DORCHESTER AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROBERT H. WOLF SR.

ADDRESS: 1203 DORCHESTER AVE

BAWI MD 21207

PHONE NUMBER: (410) 747-8305

AJ:ggs

(Revised 04/09/93)



TO: PUTFUXENT PUBLISHING COMPANY
October 12, 1995 Issue - Jeffersonian

Please forward billing to:

Robert H. Wolf, Sr.
1203 Dorchester Avenue
Baltimore, MD 21207
747-8305

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-127-A (Item 124)
1203 Dorchester Avenue
E/S Dorchester Avenue, 65' S of c/l St. Mary's Street
1st Election District - 1st Councilmanic
Legal Owner: Robert H. Wolf, Sr. and Janet L. Wolf

Variance to permit a recreational trailer to be parked in the front yard in lieu of the required rear yard.

HEARING: MONDAY, OCTOBER 30, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-127-A (Item 124)
1203 Dorchester Avenue
E/S Dorchester Avenue, 65' S of c/l St. Mary's Street
1st Election District - 1st Councilmanic
Legal Owner: Robert H. Wolf, Sr. and Janet L. Wolf

Variance to permit a recreational trailer to be parked in the front yard in lieu of the required rear yard.

HEARING: MONDAY, OCTOBER 30, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Robert H. Wolf, Sr.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

Mr. and Mrs. Robert Wolf, Sr.
1203 Dorchester Avenue
Baltimore, MD 21207

RE: Item No.: 124
Case No.: 96-127-A
Petitioner: R. H. Wolf, et ux

Dear Mr. and Mrs. Wolf:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 19, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-2-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 124 (JCM)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

FAX

5108

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 10/2 and 10/10/95

DATE: 10/19/95

Post-It® Fax Note	7671	Date	10/19/95	# of pages	1
To	Joyce Watson	From	Letty Sonn		
Co./Dept	PDM	Co.			
Phone #		Phone #	3980		
Fax #	5708	Fax #			

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

ZAC MTG of
Oct. 2

Item #'s:

123

124

125

126

127

131

132

ZAC MTG of
Oct. 10

133

136

137

138

141

142

143

144

LS:sp

43

LETTY2/DEPRM/TXTS8P

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Daryl Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 13, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for October 10, 1995
 Item No. 124

The Development Plans Review Division has reviewed the subject zoning item. Because insufficient information has been supplied, we cannot comment on this variance. What is the requested variance?

RWB:sw

RE: PETITION FOR VARIANCE
1203 Dorchester Avenue, E/S Dorchester
Avenue, 65' S of c/l St. Mary's Street
1st Election District, 1st Councilmanic

Robert H. Wolf, Sr. and Janet L. Wolf
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-127-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of October, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert H. Wolf, Sr. and Janet L. Wolf, 1203 Dorchester Avenue, Baltimore, MD 21207, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

10/30/95

**ROBERT WOLF
and
JANET WOLF
1203 Dorchester Avenue
Baltimore, Maryland 21207**

(410) 747-8305

96-127-A

June 4, 1995

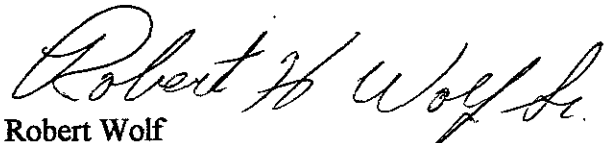
TO WHOM IT MAY CONCERN:

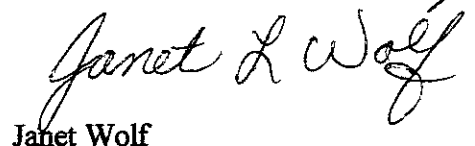
The signatures appearing below represent our immediate neighbors who do not mind our "pull-trailer RV" being parked in the front of our home. The RV is parked on our asphalt driveway in the front of our house, off the street. The area is fenced in. The area around and underneath the RV is kept clear at all times.

Our RV has been parked in this spot for the last three-to-four years, and not one of our neighbors has ever complained to us about it. Our property does not allow us to park the RV behind or on the side of our home. The only available space is the asphalt driveway, which is part of our fenced in front yard.

Please accept this as our request to have the "variance" removed and a permit issued allowing us to continue parking our RV in our front yard. Thank you for your consideration.

Sincerely yours,


Robert Wolf


Janet Wolf

124

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ROBERT H. WOLF SR

1703 DORCHESTER AVE

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1203 DOUGLASS AVE

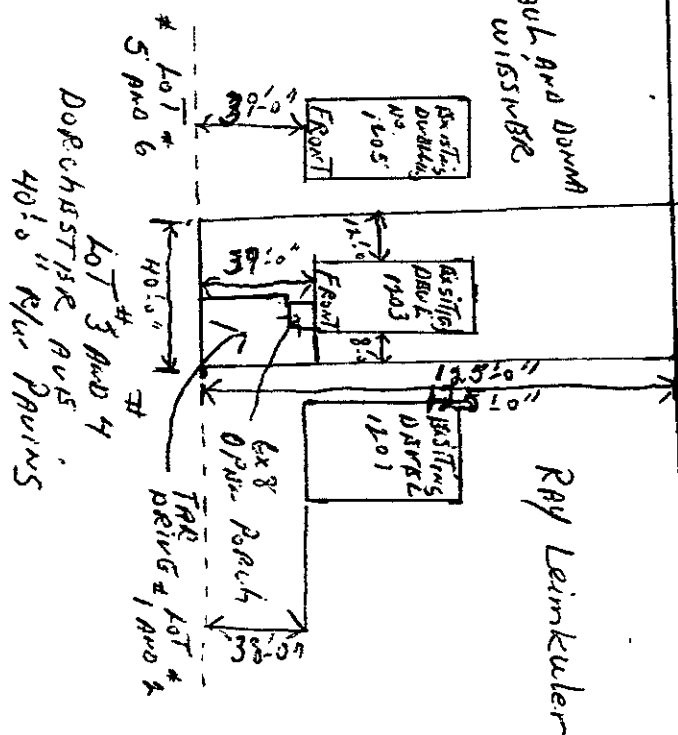
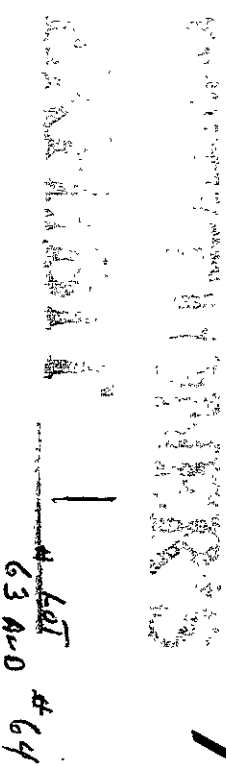
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESAPEAKE MANOR

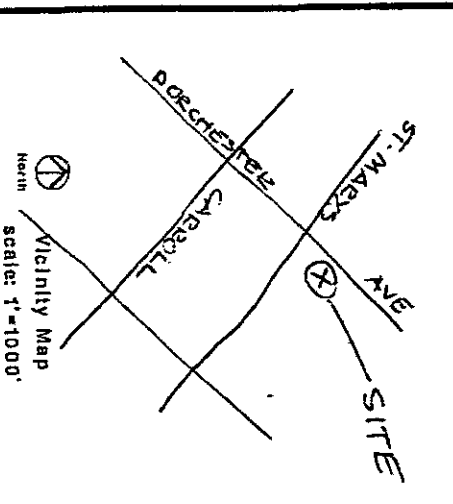
plat book # 1, folio # 109, lot # 344, section # 3

OWNER: ROBERT & JENET CLIFT

96-127-A



North
date: 9-18-95
prepared by: R. H. WALKER
Scale of Drawing: 1" = 50'-0"



LOCATION INFORMATION

Election District: 1st

Councilmanic District: C-1

1"=200' scale map#: SW 1-F

Zoning: DR 5.5

Lot size: 5000 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

DCM 124

WE, AS NEIGHBORS OF ROBERT AND JANET WOLF, OF 1203 DORCHESTER AVENUE, BALTIMORE, MARYLAND 21207, DO HEREBY STATE THAT WE DO NOT MIND THEIR PARKING THEIR RV IN THEIR FENCED-IN FRONT YARD. THE RV HAS NOT BOTHERED ANY OF US AND DOES NOT BLOCK ANYONE'S VISION.

96-127-A

Paul J. Weisner
Signature

Name: PAUL J. WEISNER

Address: 1305 DORCHESTER AVE
BALTIMORE MD 21207

Date: 6-4-95

Roseanne St. Clair
Signature

Name: Roseanne St. Clair

Address: 1200 Dorchester Ave

Date: 6-4-95

Kate Taylor
Signature

Name: Kate Taylor

Address: 5920 St. Marys St.

Date: 6-4-95

Joseph E. Lane
Signature

Name: JOSEPH F. LANE

Address: 1204 DORCHESTER AVE

Date: 6-5-95

Marianne Chorba
Signature

Name: Marianne Chorba

Address: 5920 St. Marys St.
Baltimore, MD 21207

Date: 6-4-95

William R. Reinkahler
Signature

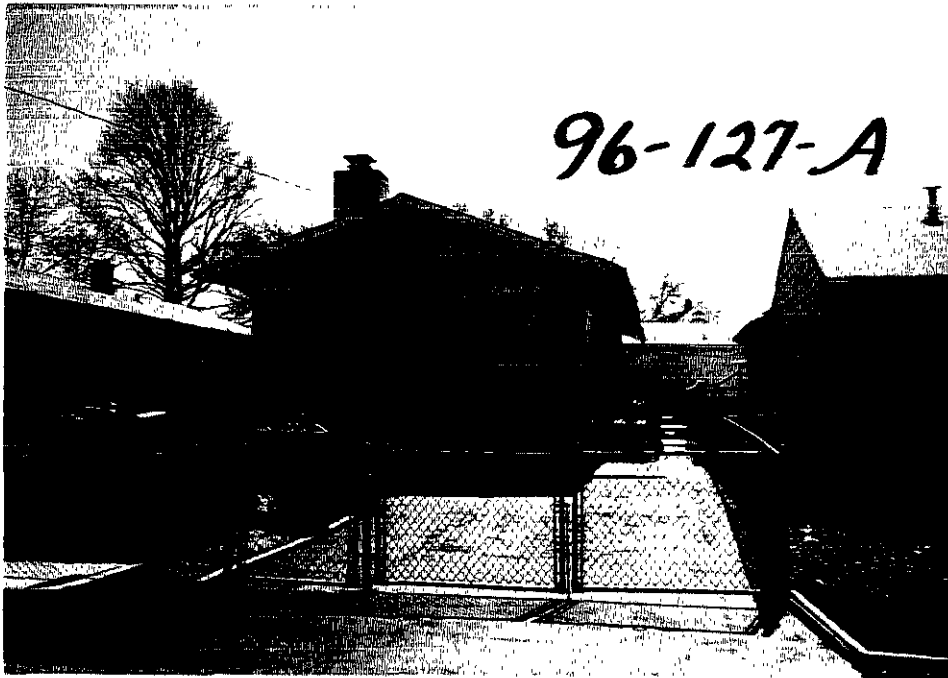
Name: William R. Reinkahler

Address: 1201 Dorchester Ave

Date: 6-5-95

PETITIONER'S
EXHIBIT 2

124



17/12

96-127-A

127

W 33,000

000,000

W 31500

DR. S. S.

D.R.

D.R.5.5

D.R. 5.5

ROAD

5

BM-CVS

100

CHARMWOOD

ROBINDALE

YCAKE
SCHOOL

IN RE: PETITION FOR VARIANCE
E/S Dorchester Avenue, 65'S of
the c/l of St. Mary's Street
(1203 Dorchester Avenue)
1st Election District
1st Councilmanic District
Robert H. Wolf, Sr., et ux
Petitioners * * * * *

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-127-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Testimony and evidence offered revealed that the subject property consists of 5,000 sq.ft., zoned D.R. 5.5 and is improved with a single family dwelling. Also on the property is a driveway and adjacent parking pad on which the subject recreational trailer is parked. The Petitioners filed the instant Petition in response to a zoning violation notice they received concerning the recreational vehicle being parked in the front yard. Testimony indicated that due to the narrow width of the property, which is only 40 feet wide, the Petitioners are unable to utilize their rear or side yards to store the subject trailer. Thus, the requested vari-

ance is necessary. Further testimony revealed that the Petitioners have stored this vehicle in their front yard for the past 4 years without prior complaint. In support of their request, the Petitioners submitted a Petition signed by all of their immediate neighbors indicating they have no objections to the trailer being parked in the front yard.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the require-

ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of November, 1995 that the Petition for Variance seeking relief from Section 415.A.1A & B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (20-foot trailer) to be stored in the front yard in lieu of the required rear or side yards, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the 20-foot recreational vehicle (trailer) the Petitioners currently own. The Petitioners are prohibited from storing a recreational vehicle larger than the one granted herein, without another public hearing to determine the appropriateness of same.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 24, 1995

Mr. & Mrs. Robert H. Wolf, Sr.
1203 Dorchester Avenue
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
E/S Dorchester Avenue, 65'S of the c/l of St. Mary's Street
(1203 Dorchester Avenue)
1st Election District - 1st Councilmanic District
Robert H. Wolf, Sr., et ux - Petitioners
Case No. 96-127-A

Dear Mr. & Mrs. Wolf:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING
Date 11/24/95
By gjs

ORDER RECEIVED FOR FILING
Date 11/24/95
By gjs

ORDER RECEIVED FOR FILING
Date 11/24/95
By gjs

- 2 -

- 3 -



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1203 DORCHESTER AVE
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part thereof, hereby petition for a Variance from Section(s) 415.A.1A & B, B.C.Z.R. to permit A RECREATIONAL TRAILER TO BE PARKED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR OR SIDE

of the Zoning Regulations of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1) TRAILER CAN'T BE PUT IN REAR OF HOUSE
- 2) TRAILER CAN'T BE PUT ON SIDE RIGHT OR LEFT OF HOUSE
- 3) TRAILER CAN'T BE PARKED AT NO OTHER LOCATION

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Endorser:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

Who do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

Address

City State Zipcode

ZONING DESCRIPTION

Zoning Description for 1203 Dorchester Avenue, Baltimore County, Maryland 21207

Beginning at a point on the East side of Dorchester Avenue which is 40'0" wide at the distance of 65'0" South of the centerline of the nearest improved intersecting street St. Mary's Street, which is 40'0" wide. Being Lots #3 and #4, Block 3, Section #3 in the subdivision of Catonsville Manor as recorded in Baltimore county Plat Book #6, Folio #109, containing 5,900 square feet. Also known as 1203 Dorchester Avenue and located in this 1 Election District, C-1 Councilmanic District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District let Date of Posting 11/13/95
Posted for: Variance
Petitioner: Robert H. Wolf
Location of property: 1203 Dorchester Ave
Location of Sign: Front and side of property being zoned
Remarks:
Posted by: W. J. J. J. Date of return: 11/14/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/13, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/13, 1995.

THE JEFFERSONIAN,
A. Henickson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the County Board and Planning Board of Baltimore County, will hold a public hearing on the petition for a Variance from Section 415.A.1A & B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (20-foot trailer) to be stored in the front yard in lieu of the required rear or side yards, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
2) The relief granted herein is limited to the 20-foot recreational vehicle (trailer) the Petitioners currently own. The Petitioners are prohibited from storing a recreational vehicle larger than the one granted herein, without another public hearing to determine the appropriateness of same.
3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.
The hearing will be held on November 24, 1995, at 10:00 A.M. in the Zoning Hearing Room, 111 W. Chesapeake Avenue, 11th Floor, Baltimore County Courthouse, Towson, Maryland 21204.
Case #95-127-A
1203 Dorchester Avenue
Baltimore County, Maryland 21207
Robert H. Wolf, Sr.
et ux
Petitioners
1203 Dorchester Avenue
Baltimore County, Maryland 21207
11/13/95

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 124

Petitioner: ROBERT H. WOLF SR.

Location: 1203 DORCHESTER AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROBERT H. WOLF SR.

ADDRESS: 1203 DORCHESTER AVE

BALTO MD 21207

PHONE NUMBER: (410) 747-8305

AJ:ggs

(Revised 04/09/93)

ORDER RECEIVED FOR FILING
Date 11/24/95
By gjs

Printed with Soybean Ink
on Recycled Paper



ESTIMATED LENGTH OF HEARING

the following date: 11/24/95 Read Two Minutes

REVIEWED BY: gjs DATE: 9-19-95

124

TO: FUTURE PUBLISHING COMPANY
October 12, 1995 Issue - Jeffersonian

Please forward billing to:

Robert H. Wolf, Sr.
1203 Dorchester Avenue
Baltimore, MD 21207
747-8305

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-127-A (Item 124)
1203 Dorchester Avenue
S/S Dorchester Avenue, 65' S of c/l St. Mary's Street
1st Election District - 1st Councilmanic
Legal Owner: Robert H. Wolf, Sr. and Janet L. Wolf

Variance to permit a recreational trailer to be parked in the front yard in lieu of the required rear yard.

HEARING: MONDAY, OCTOBER 30, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-127-A (Item 124)
1203 Dorchester Avenue
S/S Dorchester Avenue, 65' S of c/l St. Mary's Street
1st Election District - 1st Councilmanic
Legal Owner: Robert H. Wolf, Sr. and Janet L. Wolf

Variance to permit a recreational trailer to be parked in the front yard in lieu of the required rear yard.

HEARING: MONDAY, OCTOBER 30, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Bill Jablon
Arnold Jablon
Director

cc: Robert H. Wolf, Sr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

Mr. and Mrs. Robert Wolf, Sr.
1203 Dorchester Avenue
Baltimore, MD 21207

RE: Item No.: 124
Case No.: 96-127-A
Petitioner: R. H. Wolf, et ux

Dear Mr. and Mrs. Wolf:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 19, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-2-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 124 (ZAC)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

10/19/1995 10:49 1410887 BALTO CO DEPRM FAX 5108 PAGE 01

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson
FROM: DEPRM
Development Coordination

DATE: 10/19/95

SUBJECT: Zoning Advisory Committee
Agenda: 10/12 and 10/10/95

Post-It Fax Note	7671	Date	10/19/95	Page	1
To	Joyce Watson	From	Lethy Sans		
Co/Dept	PDM	Co			
Phone #		Phone #	3980		
Fax #	5708	Fax #			

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 137, 138, 141, 142, 143, 144

LS:sp

LETT2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol Kerns*

PK/JL

ITEM123/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Oct. 13, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for October 10, 1995
Item No. 124

The Development Plans Review Division has reviewed the subject zoning item. Because insufficient information has been supplied, we cannot comment on this variance. What is the requested variance?

RWB:sw

RE: PETITION FOR VARIANCE
1203 Dorchester Avenue, E/S Dorchester
Avenue, 65' S of c/l St. Mary's Street
1st Election District, 1st Councilmanic
Robert H. Wolf, Sr. and Janet L. Wolf
Petitioners
* * * * *

BEFORE THE
* * * * *
ZONING COMMISSIONER
* * * * *
OF BALTIMORE COUNTY
* * * * *
CASE NO. 96-127-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of October, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert H. Wolf, Sr. and Janet L. Wolf, 1203 Dorchester Avenue, Baltimore, MD 21207, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

96-127-A

TO WHOM IT MAY CONCERN:

Page 1 of 2

1703 DURCHSÄUBER AUS

96-127-A

PETITIONER'S
EXHIBIT 2

Name: William R. Heinricher
Address: 1201 Dorchester Ave.
Date: 6-5-85

